

## PRESCOTT ARMORY HISTORIC DISTRICT A NATIONAL REGISTER AND PRESCOTT HISTORIC PRESERVATION DISTRICT

### 11.1 DISTRICT OVERVIEW AND HISTORY

#### 11.1.1 Overview

The Prescott Armory Historic District comprises a group of adjacent properties which are all associated with Depression Era construction between 1929 and 1939. The property with the oldest context is the Citizen's Cemetery, which began in 1864 and was enclosed by a stone perimeter wall in 1934. The City Park and Ball Field in its present form dates from 1931, the Smoki Pueblo and Museum from 1931 and 1935, respectively, and the Prescott National Guard Armory from 1939. All properties include Depression Era stone structures. The Prescott Armory Historic District combines buildings and structures which all have a direct connection to events which occurred during the Great Depression. There are four contributing buildings, two contributing structures and three noncontributing buildings.

The Prescott Armory Historic District is bounded on the south by Gurley Street, Prescott's major commercial thoroughfare, and to the north by Sheldon Street, another major collector which also serves as State Highway 89. The proximity of these roads has impacted the growth, development and continued use of the district.

The land in the district rises gently from north to south, although much of the district has been graded and leveled for public use. The continuity of the district, primarily through the use of native stone as a major building material, makes this a unique area reflecting Depression-era efforts and craftsmanship in Prescott. The East Prescott Historic District lies a short distance to the west, and the area is nearly surrounded by other old neighborhoods, reflecting the historic use of the Prescott Armory Historic District as an integral part of the fabric of historic Prescott.

The district is both a National Register and Prescott Preservation District, sharing an identical boundary. For simplicity, both the National and Local District will be considered under the title "Prescott Armory Historic District," or "The Armory."

#### 11.1.2 Location

The Prescott Armory Historic District is an "L"-shaped tract which was part of patented land totaling 163.72 acres granted to Virginia Koch in 1876. Lying approximately one-quarter mile east of the original townsite, it was originally a fairly flat area at the foot of rolling hills which rise to the east and



*City Park Tennis Courts, 1934  
(Before Armory) and 1996*

south. The District includes five parcels totaling approximately 12 acres and is bounded on the south by Gurley Street, on the west by Washington Street and Arizona Avenue, on the north by Sheldon Street and on the east by privately owned property. The boundary of the district is shown on Figure 11-1.

### 11.1.3 History of the District

#### *Overview*

The land which comprises the district includes the original 1864 Citizen's Cemetery, the Whipple Heights Addition in 1908, the Joslin Subdivision in 1924, the Amended Joslin Subdivision in 1926 and the Joslin-Whipple Subdivision in 1935. The land was annexed into the City of Prescott in September, 1925. Ada M. Joslin deeded property including the Smoki Complex and the City Park and Athletic Field (now known as Ken Lindley Field) to the City of Prescott in 1922. The City of Prescott also donated a portion of the land received from Mrs. Joslin for the construction of the Arizona National Guard Armory.

#### *Citizen's Cemetery*

Concurrent with the establishment of Prescott came the informal establishment of the Citizen's Cemetery. Originally located on the edge of town, it is now in the heart of Prescott between two main corridors and is surrounded by public, residential and educational development. Originally on privately owned land, it was deeded to the County in 1884, then later to the City, then back to the County, which is the current legal owner. As one of Prescott's original cemeteries, it contains the graves of many of Prescott's founding citizens. In 1970 Yavapai County attempted to remove the graves and sell the property, but public pressure plus the cost of removing the graves (many of which are not mapped) resulted in the withdrawing of the proposal to sell. Today the cemetery, surrounded on three sides by a beautifully constructed CWA stone wall, needs ongoing maintenance work and upgraded protection from vandalism. This cemetery is the first of the properties included within the Prescott Armory Historic District to be dedicated to public use.

#### *The Great Depression*

Prescott in 1929 was experiencing a solid economic climate and an air of prosperity. No one paid much attention to the stock market crash in late 1929. It wasn't until the spring of 1930 that the results of the stock market crash began to reach Arizona, resulting, for instance, in a slump in the price of copper. In September 1931, Arizona Governor G.W.P. Hunt appointed a director for unemployment, stating that the "situation is most acute." Prescott unemployment that winter was high, and more than 390 local family men were in desperate need. In July 1932, President Hoover signed the Reconstruction Finance Corporation Act (RFCA). Prescott's share of the financial aid for work relief was \$50,000. Programs were quickly begun



*Citizen's Cemetery with Stone Perimeter Wall (1864 and 1933-1934); View to Northwest from the Armory*



under the direction of Grace Sparkes. Maximum wages for a man with dependents were \$24 per week. By May 1933, the RFCFA funds were exhausted.



*Depression-Era Workers on Willis Street, 1934 and 1996*

The Civil Works Administration was formed by President Roosevelt in November, 1933. This program, designed to provide materials and laborers for short-term local construction projects, was hastily implemented. Grace Sparkes was appointed chairman of the project for Yavapai County. Though the CWA lasted only five months (until March, 1934) Miss Sparkes was able to obtain funding for nine projects, including improvements at the City Park, wall building and cleanup at Citizen's Cemetery and an annex to the Smoki building. Projects begun under CWA were completed under the auspices of the County Civil Works Administration and Welfare Board with the help of the Arizona Emergency Relief Administration (ERA).

The City of Prescott's role in the attempt to assist local unemployed workers by constructing various municipal projects (in this case a grandstand and other improvements at an existing City Park) changed and enhanced the physical structure of the community and enhanced the quality of life. Further, the City of Prescott's donation of land to the Smoki People, whose work the City described as "educational and of inestimable value," not only carried out the wishes expressed by Mrs. Joslin prior to her death, it served to enhance the community by providing a place for the Smoki People "[t]o preserve and perpetuate the ancient dances, chants, relics and traditions of the Indians of the Southwest." In addition, Prescott's donation of other land acquired by gift from Mrs. Joslin enabled the WPA-funded Prescott National Guard Armory to be built, further changing and enhancing the physical structure of the community.

Very little development of any kind occurred in Prescott during the Depression, and even fewer public improvement projects. Thus, the activities associated with the Prescott Armory Historic District represent one of the only significant public or private efforts in the city during this important period.

### *The Smoki Complex*



*Smoki Museum, 1935*

Also during this time (January 1931), the Smoki People obtained title to a parcel of land adjacent to the City Park from the City of Prescott. One of the City's reasons for donating this particular piece of land was that the "proposed improvements would add to the beauty and attractiveness of said City Park and Playground and would conceal an ill-kept cemetery from the playground..." and further that, "the tract of land hereby conveyed... would be for the public interest, welfare, convenience and benefit of said City and its citizens." The next day the *Prescott Journal Miner* reported that the Smoki People intended to start work on the first unit of their "house" in order to aid unemployment in Prescott and that architect Chris Totten was drawing plans. The total project was expected to cost \$10,000. The building was completed by April and almost immediately a wing was added.

## *Ken Lindley Field*

The City Park and Athletic Field, now known as "Ken Lindley Field," has been in use for recreational purposes since at least 1908. It was the only public area on which to play during the 1920s and 1930s. Prescott is well known for American Legion, Pony, Babe Ruth and Little League baseball tournaments as well as men's and women's fast and slow pitch softball. Tournaments have been played at City Park for more than thirty years and summer tournaments bring thousands of players and spectators to Prescott. The City Park was renamed "Ken Lindley Field" in 1971 in memory of Prescott's Chief of Police who coached and managed youth baseball in Prescott from the 1950s until his death in 1971. Generations of Prescott children have grown up playing at the City Park and it is an important historic resource which generates great community sentiment and devotion whenever threats of development surface.



*Ken Lindley Field and Stadium, 1934*

## *Prescott Armory (Old Armory)*

In July 1935, one of the most familiar and best known federal relief programs was implemented - the Works Progress Administration (WPA). In April 1936, ground was broken for the WPA-financed Prescott National Guard Armory. It was finally completed in November 1939, again under the guidance of Grace Sparkes.

The Prescott National Guard Armory was constructed to fulfill a need in the community for facilities for the increased strength of Company "M," 158th Infantry. In 1939, Company M hoped that the new Armory, which provided more advantages for the enlisted men, would enable the Company to recruit to a strength of 78 and would enable the Company to become more proficient in the future.

In 1980, the City of Prescott acquired the Prescott National Guard Armory, which is now officially known as "The Prescott Activity Center." Few changes have been made to the Armory, and its large open space (formerly the drill hall) provides room for leisure, entertainment and sports activities, including instructional classes, dances, exercise programs, displays and public gatherings. It is in constant use for civic, community, school and nonprofit events and activities.

### **11.1.4 Formation of the Historic District**

The Prescott Armory Historic District is significant under Criterion "A" for its association with the Depression era in Prescott and the impact of various public relief efforts, both public and private. It is also significant under Criterion "C" because it presents a cohesive group of projects which represent a style and technique common during the Depression era. The period of significance dates from 1930, when the first local efforts began in response to the Great Depression (1929-1942) to 1939, corresponding to the completion of the last building with the District, the Prescott National Guard Armory.





*The Old Armory, 1939*

The Prescott Armory Historic District is associated with six contexts related to events which have made a significant contribution to the broad patterns of American history and that embody the distinctive characteristics of a type or method of construction: 1) Architecture (all contributing structures); 2) Conservation (the Smoki Complex); 3) Entertainment/Recreation (City Park and the "Activity Center"); 4) Military (the Armory); 5) Politics/Government (New Deal politics during the Depression); 6) Social History (public involvement in community improvement projects).

Site surveys of the district were conducted in March of 1994 and submitted to the Arizona State Historic Preservation Office in September. Official listing in the National Register of Historic Places occurred in September of 1994. Buildings listed as contributing and noncontributing are shown on Figure 11-2.

## **11.1.5 Prescott Preservation District Responsibilities**

The Prescott Preservation Commission has review responsibilities for any proposed project within the boundaries of the district. The review process is required for any project requiring a building permit. Since the City (and, in the case of Citizen's Cemetery, the County) owns the property, coordination between appropriate government staff and the Commission will be required. Applicants are encouraged to meet with the City's Preservation Specialist prior to submission to answer any questions and obtain assistance in designing a historically compatible project.

Properties bordering the district are not subject to project review, although coordination with the Commission is encouraged to ensure compatible design.

## **11.2 DISTRICT QUALITIES AND DESIGN ELEMENTS**

### **11.2.1 Architectural Overview**

All of the contributing buildings and structures included in the Prescott Armory Historic District present a vernacular architectural style, each different from the rest, but all similar in their use of materials and building techniques. The most vernacular of the buildings, and the one with the least identifiable origins, is certainly the stadium at Ken Lindley Field. Though it presents a few Art Deco elements, it is, stylistically, almost completely without style. Constructed of poured concrete, it is closely related to the other stone structures in the district by the use of stone for the risers on the seats. This use of stone continues for all of the bleachers at City Park and stone is also used for steps, retaining walls, perimeter walls and the foundation platform and steps for the tennis courts.

The most "rustic" of the buildings, but one with a very identifiable origin to residents of the Southwest, is the Smoki Pueblo. Clearly patterned after

prehistoric and historic Native American structures common in Arizona, it's rough, uncoursed, native stone walls and hidden mortar joints give it the appearance of having been constructed hundreds of years ago, especially when the shutters are closed and the modern windows cannot be seen. The Smoki Public Museum building also has been designed to replicate a Native American structure, presenting influences from many of the South-western tribes. It, too, is constructed of native stone, but in a slightly more refined and craftsman-like style than the Smoki Pueblo, with a band of different stone laid in courses above the top of the window level.

The wall which encircles the Citizen's Cemetery is constructed of uncoursed stone set in mortar, but care was taken to place the stone with the flat sides out, so that the plane of the wall is relatively flat, even though the stones are uncut. Stone posts with pyramidal caps are placed at corners and along the run of the wall to provide visual interest, transition breaks and for stability.

In contrast to the rather rustic look of the other structures and buildings within the District, the Prescott Armory is a beautifully crafted cut stone structure with massive but perfectly balanced proportions and decorative detail. Built of reinforced concrete sheathed with cut native stone and decorated with sandstone, this building is a fine example of the use of native materials by master stonemasons and stands as not only a landmark in the community, but an excellent example of the best of the buildings constructed in Prescott during the Depression era under federal relief programs. The historic patterns of development within the district can be seen on Figure 11-3.



*Front Entry - Old Armory*

### *Citizen's Cemetery*

The cemetery dates to 1864 and contains the graves of many of Prescott's pioneer settlers. There are no freestanding structures within the boundaries of the cemetery. The cemetery includes a variety of gravestones and monuments. Some areas are enclosed with wooden or iron fences. The cemetery is maintained but many of the stones are missing or misplaced. The original entrance to the cemetery was on the south end of the property and was accessible by a wagon road from the east end of Gurley Street. By the 1930s the cemetery needed to be fenced and the City was using the property to the south of the cemetery for a park and athletic field. The Smoki People had constructed their Pueblo adjacent to the cemetery on the west and Gurley Street had been extended to Arizona Avenue, making this part of the community more accessible to the general public. A combined project was proposed to the Civil Works Administration (CWA) which would result in the construction of bleachers for the athletic field, tennis courts and a wall completely encircling the cemetery. Maintenance work was also to be done on the cemetery by the CWA workers. The entrance to the cemetery was to be on Sheldon Street (on the north end of the cemetery) and a cattle guard was to be installed to prevent grazing. Also to be constructed were a museum structure for the Smoki People and a residence at the City Park. Curbs and gutters were to be installed along Gurley Street and Arizona Avenue. East Willis Street was to be extended and improved.





*Old City Park & Ball Field Stadium, c. 1934 and 1996*

This project resulted in the construction in late 1933 and early 1934 of uncoursed fieldstone and concrete rubble masonry laid in a mosaic or polygonal pattern wall three to five feet high and approximately 18 inches thick around the perimeter of the Citizen's Cemetery (originally approximately 2,400 feet in total length). On the east side, the wall tapers down and ends for approximately 50 feet where there is a drainage swale and then resumes on the other side of the swale, tapering back up to a height of approximately three feet. The stones for the wall were brought from Pine Dells, Granite Creek and the nearby foothills. The construction of this wall clearly defined the perimeter of the cemetery, setting the cemetery apart from the other properties in the area and yet tying it to them by the use of the native stone for the wall. It provided much needed protection for the cemetery, created a new location for the entrance, which now led into the already existing U-shaped driveway running most of the length of the cemetery from north to south, and evidenced a community interest in protecting, enhancing and preserving this very important pioneer cemetery.

Around 1960 Sheldon Street was widened and improved by the Arizona Department of Transportation, resulting in the removal of the north section of the wall and the loss of approximately 15 feet of the cemetery for use as right-of-way. The stone wall was replaced by a chain link fence with chain link gates at the entrance. There was no longer a need for the cattle guard and so it was removed and not replaced. The remainder of the wall on the east, south and west remains intact (a total of approximately 2,100 lineal feet), though there are several areas which have been damaged and are in need of repair.

### *City of Prescott Park and Athletic Field*

This park was originally a fairly flat area of land used for various outdoor activities starting in approximately 1908. Due to its use for the popular sport of baseball, the City constructed a small (approximately 50 by 110 feet overall) grandstand on the northeast corner of East Gurley Street and North Washington Street. Work was completed in 1931. This structure is of a vernacular style and is based on a regular plan. It is constructed of reinforced concrete, however it does exhibit a slight Art Deco influence in the decorative features, including a smooth wall surface, vertical projections and stylized geometric motifs. It is constructed on a curve, with the outside of the curve facing the corner of Gurley and Washington Streets. It has a central entrance corridor with doors on each end for entrance and egress. The grandstand has a stepped parapet wall on the outer facade which is 14 feet at its highest point over the entrance. There are pairs of square openings without windows along the outer facade. They are currently covered with wire mesh screening but are original. The grandstand has rows of bleachers on the inside curve which originally faced home plate (it has since been moved for safety reasons). This project was funded in part by the Prescott Rotary Club and in part by the City of Prescott for the purposes of putting unemployed local men to work and to provide a place for organized recreational baseball games to be played.

In 1934 the area surrounding the baseball field was defined for the construction of bleachers and a portion of land to the east of the ball field was set aside for tennis courts. The bleachers and tennis courts, along with a small residence, were constructed as a CWA/WPA project in conjunction with the construction of the Smoki Museum and the wall around the Citizen's Cemetery. The tennis courts were completed first, then the retaining walls and bleachers for the athletic field and last, the residence. All were constructed of native fieldstone rubble masonry. The bleachers and retaining walls around the ball field are laid in a mosaic or polygonal type, both coursed and uncoursed. The tennis courts are laid in an uncoursed, rubble style except for the steps, which are mosaic type coursed rubble. The tennis courts were fenced with chain link. The residence was constructed by building a wooden form and laying the uncoursed, rubble fieldstone walls up around the form, building in log window frames and lintels in the process. This structure now forms the lower story of a two-story building currently used as administrative offices for the City Parks and Recreation Department and is a noncontributor to this district.



*Smoki Pueblo, 1931*

### *Smoki Complex*

Immediately after acquiring land from the City of Prescott, the Smoki People, an organization of non-Native Americans dedicated to "the purpose of keeping alive the cultures of the past," particularly those of the Southwest Indians, began construction of a "pueblo" designed by Prescott architect Chris Totten, who was a member of the Smoki People. The building of the pueblo was intended to provide work for many of the local men who were unemployed due to the current economic hardships. It was patterned on an irregular plan after early Native American pueblo structures and was to be used as a gathering place and artifact repository for the Smoki People. Completed by April 1931, old logs from an early Prescott building were used as window frames. Logs from the surrounding forest were cut and peeled for beams. Soon thereafter, a 23 foot wide wing was added for the storage of "archaeological relics." This building is a vernacular style featuring elements taken from prehistoric and historic Native American structures common in the Southwest. With its flat roof, parapet walls, vigas, small windows surrounded by log framing and covered by wooden shutters, rough, uncoursed rubble stone construction with hidden mortar joints, massive chimney and compound plan, this building does, indeed "give the appearance of great age from a short distance," one of the goals of the design and construction techniques of the Smoki Pueblo.

Begun in 1934 by the CWA, the idea for the Smoki Museum was conceived by the Smoki People and the Archaeological Committee of the Yavapai Chamber of Commerce. The building was completed by the ERA of Arizona and dedicated on May 29, 1935. The museum building is located north of the Smoki Pueblo and is an irregular plan constructed of uncoursed native fieldstone and flagstone rubble masonry with hidden mortar. There is a band of coursed stone above the top of the window level. Stones above the windows are set on edge to form a flat arch lintel. Many of the windows



are fixed pane wood frame, some with a single pane of glass and others multi-paned. Many of the windows have been replaced with steel awning and casement windows. The fenestration has not been changed. The exterior walls end in a parapet and the roof is essentially flat.

## *The Prescott National Guard Armory*

Prescott was one of the first towns in Arizona to have a National Guard unit (companies B and C of the First Territorial Rifles were organized in Prescott in 1865). Company M of the First Arizona Infantry was organized on January 19, 1910, but little is known of its early history. Company M, 158th Infantry of the National Guard of Arizona, was recruited to strength during the spring and summer of 1929 but did not receive Federal recognition until February 3, 1930. The Company originally used a church located on the northwest corner of Montezuma and Carleton Streets as their Armory. It was described as "totally inadequate."

The Prescott National Guard Armory is a vernacular structure with elements of Richardsonian Romanesque style apparent in the decorative detailing. It was constructed with reinforced concrete footings and foundation and concrete walls with coursed, cut native stone facing. The structure consists of a three-story main drill hall with two-story wings on each side. It has 29,188 square feet of usable floor space. A lamella truss system over the drill hall supports the main roof of the structure. The building, described as "fortress-like" is regular in plan, ample in size and substantial in appearance with a masterful handling of oversized and heavily scaled stone masonry. Lower windows are small and deeply set, with sandstone lintels and sills. Windows on the upper level of the main structure are multi-paned rectangular units set in Romanesque arches. All windows are steel framed and most are multi-paned casement type. The centrally located oversized entry is topped by a huge sandstone flat arch with double wooden doors. These doors are topped by a decorative portcullis. Above the main entrance is the seal of the State of Arizona set into a stone circle. The original carved doors have been replaced. The main structure has gabled parapet walls on the south (front) and north (rear) flanked by stone piers which wrap around the corners of the main structure. The rear of the structure and the sides of the second story of the main structure are not faced with stone, exposing the concrete structural wall. The two-story wings each have buttresses topped with triangular sandstone caps. The broad front stairs are concrete with stone retaining walls capped with sandstone on each side. The rear of the Armory has three large garage-type doors which provide access to the basement, which originally contained a pistol and rifle range, heating and ventilating systems and a truck garage. An "L"-shaped concrete block building has been constructed to the rear and east side of the Armory which provides extra garage and storage space. This structure is freestanding and is not a contributor to this district.

Existing zoning is illustrated on Figure 11-4.

## **11.2.2 Landscape/Streetscape**

The Prescott Armory Historic District is located on land which has, for the most part, been leveled and landscaped for various public uses. A few native type trees remain around the Smoki Pueblo and Museum and there are native trees and shrubs within the boundaries of the cemetery. Native grasses and flowers are also common in the cemetery. Soils are native decomposed granite plus fill. The use of native stone for the wall around the cemetery, the bleachers and tennis courts, the Smoki buildings and the Armory gives the District a consistent appearance through the use of similar materials, color, craftsmanship and architectural style.

## **11.2.3 Integrity**

The buildings within the boundaries of the Prescott Armory Historic District represent the combined efforts of many agencies and individuals in Prescott to provide community relief from the hardships imposed by the Great Depression. Starting in 1930 with the City's efforts in conjunction with the Rotary and Kiwanis to provide work for local men by building the grandstand at the City Park and commencing with the completion of the Prescott National Guard Armory in 1939, this District presents a legacy of community effort in a time of extreme hardship. Using concrete and native materials in a variety of styles and techniques, the men of Prescott, both skilled and unskilled, constructed an impressive complex of public buildings which provided them with a means to earn a salary and provided the community with a sense of pride and accomplishment. These buildings and structures remain essentially unchanged, considering the development pressures exerted in the community in the last fifty years. The use of the land within the District became public with the establishment of the cemetery and with the donation of the remainder of the land by Mrs. Joslin and has remained dedicated to public use to this day. The District possesses integrity of location, design, setting, materials, workmanship, feeling and association.

The buildings in the Prescott Armory Historic District retain a high degree of integrity from the time of original construction. The land use pattern and general streetscape character of the district have remained virtually unchanged since the 1930s (with the exception of the Sheldon Street expansion), with the original structures continuing to provide services for the citizens of Prescott. The integrity of the various facilities is illustrated on Figure 11-5.

## **11.3 DISTRICT RECOMMENDATIONS**

### **11.3.1 Elements Worthy of Preservation**

The Prescott Armory Historic District retains much of its original layout and design integrity, providing a cohesive sense of time and place. Development trends have impacted Gurley and Sheldon Streets, but, given the na-





*Work on the City Tennis Courts,  
1934*

ture of the district as a public park and cemetery, these impacts have generally not intruded past the district boundaries. The Old Armory is no longer used for its original purpose, of course, but is even more a part of the community than it was when first constructed. The structures have largely been well-maintained and are excellent examples of their unusual architectural styles. The district offers a valuable tool for understanding an important time in Prescott history and how the government and citizens responded to it.

The Prescott Armory Historic District is cohesively linked by the use of materials, color and a strong sense of craftsmanship. The following discussion identifies the major elements of the district worthy of preservation and that should be considered for rehabilitation, restoration and infill projects.

### *Siting of the Building(s)*

The siting of the various buildings in the district vary from the controlled formality of the Old Armory to the random pueblo style of the Smoki Complex. This arrangement reflects the use and purpose of these buildings. The leveling of the entire site was a considerable effort conducted largely by pick, shovel and wheelbarrow. This has provided the large playing fields and tennis courts now in use.

Relatively recent changes in the district include the playground and parking lot on the north end of Ken Lindley Field (compatible) and the use of the back (north) end of the Old Armory for the secure storage of Public Works vehicles and equipment (incompatible). The Public Works Yard also includes the open storage of miscellaneous construction materials (wood, dirt, etc.) and trash hoppers, which further degrade the image of this part of the district.

The use of the district has been essentially the same for several decades. As such, no new uses are foreseen or recommended, and any additional structures must be only in support of current functions. It is important that any new facilities reflect the location, use, design and siting of existing facilities, and the siting of any new construction, additions or alterations must be compatible with adjacent structures. Compatibility with both the historic siting and design should be followed at all times.

### *Streetscape/Landscape*

Gurley, Washington and Willis Streets have generous parkways bordering the Prescott Armory Historic District. The parkway along Gurley Street is in particularly fine shape, and serves as a buffer between the busy road and Ken Lindley Field. The parkway along Washington Street consists of gravel and large, mature street trees that provide a canopy of shade during the summer. The parkway along Willis Street also has mature landscaping, but is less well maintained and needs some attention. The parkways should continue to maintain a "soft" edge to the district; impermeable surfaces (stone,

concrete, etc.) should not be allowed. The street trees should be maintained and pruned to enhance their appearance and prolong their useful lives. Should these trees become diseased or die, they should be replaced with similar trees to provide the same canopy upon reaching maturity. Parking should never be allowed in the parkways.

All of the sidewalks surrounding the district are in generally good condition and need no significant upgrades beyond the installation of wheelchair ramps (a program now under way by the City).

Lawns have also been incorporated into the district in several appropriate locations. This includes in front of the Old Armory at Gurley Street, on the lower level of the Recreation Services Building, and, of course at Ken Lindley Field. These lawns are well-maintained and provide an excellent setting for the individual buildings and the district. Areas that could be improved by better landscaping are the west side of the Old Armory and the east side of Ken Lindley Field.

"Alleys" or small access roads exist behind the Smoki Complex and the Armory. Although they should continue to serve as the primary service access to these buildings, they should not be allowed to degrade since they back up to the cemetery. As the cemetery continues to be improved and visited, care should be given to the views from this area.

Parking at the district occurs in one of several areas: 1) along both sides of Arizona Street, which extends one-way northbound through the middle of the district; 2) on an upper lot between the Old Armory and the tennis courts - this also runs one-way northbound and joins Arizona Street north of the Recreation Services Building; 3) in a recently paved area covering the northeastern corner of Ken Lindley Field; or 4) along neighboring streets. In general, parking appears to be adequate for most functions, including summer softball and fall soccer seasons. Circulation, however, can be awkward at times because of the narrow roads and one-way traffic.

The many native stone walls are a major defining and unifying feature of the district and must be retained and preserved. These walls occur in every area as retaining and/or boundary walls, regardless of use. These include the cemetery, the Old Armory, the Smoki Complex, and around and as part of the seating for the tennis courts and Ken Lindley Field. These walls exhibit a high degree of craftsmanship and tie the buildings to the site and to each other. The walls are all in excellent condition with one notable exception: the large retaining walls along the north and west (northern extension) edge of Ken Lindley Field are leaning outward badly and need attention. The condition is likely the result of built-up hydrostatic pressure behind the walls since the entire field drains to this area. If corrected soon, the walls can be saved, reinforced, and proper drainage installed. This effort should be undertaken within the next few years.



*City Parks and Recreation Administrative Offices*





*Chainlink Fence Around Tennis Courts*

Chain link is the most common fencing material and occurs in several locations. It is an appropriate material around the tennis courts, however, consideration should be given to using a vinyl-covered chain link when the time comes to replace it. The chain link fence has been recently replaced at the ball fields at Ken Lindley Field and is in good condition. The fence surrounding the Field (in some places) needs attention, particularly along the eastern edge behind the grandstands. A high fence has been placed around the rear of the Old Armory to provide secure storage for Public Works, a condition that is incompatible with the historic use of the district. Opportunities to relocate this function should be explored and the southern pedestrian access to the cemetery restored.

### *Building Size and Scale*

Building size and scale varies considerably within the Prescott Armory Historic District. From the low scale of the Citizen's Cemetery to the massive scale of the Old Armory, no two areas of the district are alike. Nevertheless, the overall impression is one of uniformity. This is due to several factors: 1) many of the buildings and structures are intact representations of their respective styles, providing a consistent feeling of craftsmanship; 2) most of the buildings fit well within the landscape, whether through siting, vegetation, or the use of native stone walls; 3) no one style dominates the district; and 4) incompatible development has been kept to a minimum.

Roofs are flat throughout the district, often with exaggerated parapets. Variations on treatment vary according to the building, including vigas on the Smoki Complex and a sandstone cap on the Old Armory.

### *Doors and Windows*

Doors also vary according to the style and use of each building. At the Old Armory, heavy wood doors are located at the front entrance and flush metal doors are used at the side entrances. Because of their heavy use, all of the doors should be replaced in the near future with a heavy grade of paneled wood or metal that will complement the historic facade in style and color.

The doors of the Smoki Complex are vertical wood hung with oversized metal hardware. Although not appropriate for other structures, this style fits well within the context of the architecture. Modern replacement materials (such as those previously used for the windows) should be discouraged. Doors at other support facilities are of differing grades and quality.

Windows tend to be vertical in orientation and set singularly within the elevation. The windows in the bottom floor of the Old Armory are of metal construction with a "four-over-two" pane design (the upper panels are operable). Bars in the front of these lower windows enhance the "fortress" feel of the original design. The shop adjacent of the Old Armory has an unusual "six-over-four-over-six" design with the middle four panels operable. These windows are also constructed of metal.

The original wood windows in the Smoki Complex were replaced sometime in the past with a white metal in a "two-over-two" pane design. These replacements are incompatible with the historic building and stand in stark contrast to the rustic materials and construction of the Smoki buildings. The windows are covered with a painted wire mesh screen that is also incompatible with the Complex.

The openings on the stadium (southwest corner of Ken Lindley Field) originally had no coverings, but since have been protected by wire mesh. Although not a part of the original design, permanent, durable windows should be installed for weather and security protection. Given the nature of this building, an industrial grade of material (such as metal) may be used, but aluminum or galvanized metal should be avoided. Since the openings are square, either a single pane or quartered pattern is recommended.

Windows on support structures, although not encouraged to emulate the windows designs of the Old Armory or Smoki buildings, should still retain a vertical emphasis and avoid aluminum and horizontal sliding designs.

## *Materials*

The exterior materials of the primary buildings in the district has been documented above and should be preserved. No stucco or sheathing of any type should be allowed to cover the exposed stonework on either the buildings or the walls. Several buildings have departed from the historic pattern, including the Recreation Services Buildings (board-and-batten), several small support structures around Ken Lindley Field (also board-and-batten), and the Costume Building of the Smoki Complex (stucco).

The use of native stone on the buildings and walls is one of the unifying themes of the Prescott Armory Historic District. Although the type of stone varies, it is usually consistent with the architectural style and is used in a way that is not common today. These materials should be preserved and additions or alterations to existing buildings should seek to use these same materials to the greatest degree possible. New construction should seek to use materials of a type and manner consistent with neighboring buildings. The use of exposed block, including "slump" block, should be discouraged, although a colored "split-face" block design may be appropriate for some applications. Stucco and metal should also be discouraged as primary building materials. Wood may be used if done in a manner consistent with the overall area (for example, wood siding similar to the surrounding residential neighborhoods).

The exception to this is the stadium. Constructed of concrete, it has a different context than the rest of the structures. In several places, the walls are cracked and the paint is in poor condition. A grant was recently awarded to study and rehabilitate the stadium. The Prescott Preservation Commission has design review over this project to ensure that improvements and/or changes occur in a compatible manner.



*Stadium at Ken Lindley Field -  
Constructed of Poured-in-Place  
Concrete*



Stem walls and basements/crawl spaces should be incorporated into any new design to retain the historic pattern. This sets the buildings within and above the landscape, contributing to the proportion of the overall setting. This design theme should continue to be encouraged; slab-on-grade construction should be discouraged. Stem wall construction also works best with uneven terrain, resulting in less disturbance to the terrain.

## *Open Space*

The context of the district is one of an open park, within which are set several well-maintained historic buildings and structures. This image should be maintained through the sensitive siting of buildings, preservation of the native stone walls, and maintaining and improving the landscape of the district.

## *Other Miscellaneous Elements*

Lighting varies in the district, from discrete lights around the Smoki Complex to the high-intensity ball field lights. Several cast iron street lamps on Washington Street should be preserved, and this motif may be carried over onto Arizona Street and the upper parking lot. Two light standards placed on either side of the entrance to the Old Armory are in poor condition and should be replaced.

Also in front of the Armory is an old flagpole, which no longer appears to be in use. Another was apparently located just to the west of the main walk from Gurley Street. Consideration should be given to replacing these poles and flying the United States and State of Arizona flags from them (the flags can be lit at night to avoid the task of raising and lowering them each day). This will complement the architecture, enhance the image of the building as a gateway to Prescott, and will hearken back to the original use of the structure.

The use of flagstone walks, such as those in the front of the Old Armory, should be encouraged where appropriate. This provides an additional unifying element as it echoes the construction of both the buildings and the walls of the district.

As public buildings, improvements have been necessary within the district to meet the Americans with Disabilities Act (ADA). Ramps have been installed on the front and sides of the Old Armory, but have been done in an incompatible manner. Exposed, painted block has been used to buildup the ramps, and metal rails have been installed which may not meet safety requirements. Parts of the historic walls have been removed to accommodate the ramps, which, with the incompatible additions, has resulted in an intrusion into the district. Unfortunately, these ramps are used not just by handicapped persons, but by the general public on a regular basis. Any future ADA requirements should be made in a more careful and considered manner that considers the integrity of the building.

In the spring of 1995, the Yavapai Cemetery Association, under the auspices of Yavapai County, began a pilot program to improve the appearance of Citizen's Cemetery. This has been conducted through donations and an "adopt-a-grave" program, where individuals and groups take the responsibility to restore the historic materials and setting of the remaining visible markers. This program has already resulted in significant results and should be given the strongest support and encouragement.

Utilities are generally kept out-of-site from most places in the district. As a rule, utilities such as air conditioning units should not be installed in roofs or windows visible from the public right-of-way.

### **11.3.2 Threats to District Integrity**

#### *Past Projects*

The expansion of Sheldon Street in 1960 resulted in the loss of 15 feet of the north end of Citizens Cemetery and the entire native stone wall at this location. Efforts are underway to coordinate with ADOT to improve the existing wall and install a wrought iron fence.

Other impacts include the previously mentioned additions and new construction in the district which are not in keeping with the historic pattern, and the parking situation along Arizona Street and in the upper parking lot. In an effort to incorporate as many cars as possible near to the Old Armory and the ball fields, a confusing and sometimes hazardous situation has resulted. Although the one-way streets help direct the flow, spaces conflict with pedestrian areas which could lead to an accident, especially considering the number of small children typically in the area. To improve the situation, a larger, landscaped area should be included along the eastern entrance to Ken Lindley Field and at the western entrance to the Old Armory.

Elements of past projects that are incompatible with the district include inappropriately stuccoed exteriors, incompatible additions or alterations, incompatible support buildings constructed of relatively "cheap" materials (especially when compared to the permanent stone construction surrounding them), removal or significant alteration of elements of specific architectural styles, painted concrete block construction, aluminum or steel windows, and sliding windows with a horizontal orientation.

The use of the back of the Armory for a Public Works Storage Yard also has a negative impact on the district. Past studies such as the *Sundog Ranch Road/Virginia Street Area Study* have sought to find another location for these materials, which should be pursued as soon as the City is able to free up other usable land (such as along Sundog Ranch Road).



## *Future projects*

The reroofing of the Old Armory and the rehabilitation of the stadium are the two known projects pending for the district. As both of these are under grants administered by the Prescott Preservation Commission, these projects should be monitored in accordance with these guidelines.

Likewise, street projects are an ongoing event given the busy nature of the area. These projects must always be done in a manner consistent with the district and that does not damage historic resources. Expansions and improvements to Gurley and Sheldon Streets are constant possibilities, thus diligence will be required to monitor this potential.

The City, in particular the Public Works Department, and the Prescott Preservation Commission should work together to ensure that future projects are compatible with the individual buildings and the entire district.

## *Circulation and Parking*

The busy nature of the streets within the district has already been identified. Gurley and Sheldon Streets are the two major commercial corridors in this part of town, conducting traffic into and through the area. Coordination with the City and ADOT will be required (as outlined above) to protect these important district edges.

Due to the recent paving of several parking spaces in the northern end of Ken Lindley Field, the City should be in a better position to forego about six to eight parking spaces on Arizona Street and in the upper parking lot to provide a safer, better organized and more attractive entrance to the two most heavily used parts of the district.

Finally, once the Public Works Storage Yard can be moved, then the fencing should be removed and parking and/or pedestrian access to the cemetery from the south end should be considered.

## *Proximity to Other Land Uses*

The Prescott Armory Historic District is in an excellent location near the heart of Prescott. It is close to many residential neighborhoods and is easy to get to by driving or walking. This central location, however, may bring increased pressures to the district such as traffic or attempts to expand the facilities to accommodate more functions. It should be mentioned, however, that some of this pressure has dropped since the opening of Pioneer Park on the north end of town.

It is anticipated that the long-term use of the district will continue to be as a public park. As long as this remains, usual commercial pressures may be more easily resisted. Thus, threats to the character of the district can be primarily anticipated to result from the following conditions:

- Commercial pressures on and near Gurley and Sheldon Streets. Increased traffic will cause increased pressure for road expansion and parking.
- Incompatible additions, alterations, or modifications to individual buildings.
- Projects that are incompatible with the historic district but are allowable under the current zoning code (see following discussion).

## *Zoning*

It is strongly recommended that the Prescott Armory Historic District remain in its present use and form. However, since the district is zoned Residence "B" (RB), a brief discussion of what this entails is warranted, as there are various uses and allowances of the current zoning code that could present a threat to the integrity of the district. Likewise, neighboring zones could have a potential indirect effect on district (for example, locating an adult entertainment business adjacent to the district boundary).

The RB designation contains the entire district and borders the district to the west. To the north is Business "B" (BB) along the Sheldon Street corridor, and Business "A" (BA) is located to the east and south along the Gurley Street corridor.

The RB designation allows several additional types of residential uses beyond single-family homes. These include apartments, bungalow courts and planned area developments.

BA zoning is a basic business classification for "neighborhood commercial" and apartments. It has more restrictions than BB or commercial designation.

BB zoning is the classification for general commercial, entertainment and light manufacturing. It also includes apartments and height allowances of up to 100 feet.



**Table 11-1**  
**District Zoning Classifications - Residential**

<i>Item</i>	<i>Residence B</i>
Building Height Limitation	2-1/2 Stories 35 Feet Max.
Building Site Area	50 Feet Wide, Min. Apartments 50 Percent
Yards, Front	20 Feet, Min.
Yards, Side	10 Percent of Yard Width*
Yards, Rear	20 Percent of Lot Depth*
Accessory Buildings	17 Percent of Lot, Max.
Screening	6 Foot Wall Next to More Restrict. Zoning

\* Additional stipulations attached to this requirement. See Zoning Code.

Source: City of Prescott Zoning Code, 47th Edition, December 1995.

**Table 11-2**  
**District Zoning Classifications - Business**

<i>Item</i>	<i>Business A</i>	<i>Business B</i>
Building Height Limitation	50 Feet, Max.	100 Feet, Max.*
Building Site Area	Business: None Residential: Same as RC	Business: None Residential: 60 Percent*
Yards, Front	Business: None Residential: Same as RC	Same as BA
Yards, Side	Business: None Residential: Same as RC	Same as BA
Yards, Rear	Business: 10 Feet Residential: Same as RC	Same as BA
Accessory Buildings	None*	Same as BA
Screening	6 Foot Wall Next to More Restrict. Zoning	Same as BA

\* Additional stipulations attached to this requirement. See Zoning Code.

Source: City of Prescott Zoning Code, 47th Edition, December 1995.

The zoning code also allows a number of uses within the RB classification that are incompatible with the historic nature of the Prescott Armory Historic District. These incompatible uses include, but are not limited to, those outlined in the following table. Also included is a brief outline of uses in zones BA and BB that would be incompatible immediately adjacent to a public park.

**Table 11-3**  
**Incompatible Zoning Uses Permitted**

<i>Zoning</i>	<i>Incompatible Uses</i>
Residence B	Single-family homes, foster homes, home occupation, barns, child care, churches, preschools, apartments (four-plexes), private clubs (golf, swimming, etc.), planned area developments.  Conditional Uses: Adult day care, ambulance service, bed-and-breakfast hotels, colleges, county buildings, crematoriums, day care center, day care group home, federal buildings, fraternal/sorority houses, hospitals, lodges, professional practice (except for renters in the Old Armory), public utility buildings (large), schools, state buildings, supervisory shelter care, parking lots (beyond those already existing).
Business A	Bars.  Conditional Uses: Adult entertainment businesses, palm readers, psychic interpreters, tattoo parlors.
Business B	Bars, billiard/pool rooms, dance halls, night clubs,  Conditional Uses: Same as BA.

Pressures on historic districts are often the result of zoning. These pressures include increased parking demands, denser development, increased traffic, and land uses inconsistent with the historic pattern. Thus, the land use around the district, particularly conditional uses, should be carefully monitored to determine potential parking and other impacts that may overflow into this district.

### 11.3.3 Opportunities Within the District

Long before formal development of the Prescott Armory Historic District, the area served as a place where early citizens would gather and participate in various forms of outdoor sports and recreation. With the improvements that took place in the 1930s, this became even more important and for decades was the only formal park in the City. Countless Prescottonians





*City Ball Field (Now Ken Lindley Field) Under Construction, 1931 and Today*

have grown up playing and observing events within the district, and it today retains much of the characteristics it had when the first generations began to use it. The district is also significant in the cooperative effort necessary to construct the present facilities during the middle of the worst economic crisis the country ever faced. Thus, the Prescott Armory Historic District is truly part of the fabric and history of Prescott and her citizens.

Given this history, the ideal continued use for the district would be as a public park edged by compatible and non-intrusive residential and commercial development. Changes to the existing zoning code should not be required as long as the district maintains its current uses. Care should be given, however, to development pressures around the district and their potential to negatively impact the use and character of the district.

## 11.3.4 Specific District Recommendations

### *Summary of Recommendations*

The following represents a brief summary of the recommendations discussed above.

**Table 11-4**  
**Summary of Recommendations - Prescott Armory Historic District**

<i>Item</i>	<i>Observation/Recommendation</i>
Siting	<ul style="list-style-type: none"> <li>• Retain historic layout and design integrity of existing structures, including buildings and stone walls</li> <li>• Remove Public Works Yard and fence; enhance this area and provide new parking and access for the cemetery</li> <li>• Maintain the district for its current (and historic) use</li> <li>• Maintain historic siting, use and design of new construction of additions</li> </ul>
Streetscape/Landscape	<ul style="list-style-type: none"> <li>• Maintain existing parkways on Gurley, Washington and Willis Streets (including street trees) to provide a "soft" edge to the district; do not allow impermeable materials or automobile parking in the parkways</li> <li>• Maintain existing lawn areas</li> <li>• Provide landscape improvements to the west side of the Old Armory and along the east edge of Ken Lindley Field</li> <li>• Maintain and enhance service areas behind the Armory and Smoki Complex visible from the cemetery</li> </ul>

- Preserve stone walls throughout the district; repair the stone wall at the northwest end of Ken Lindley Field
  - Consider upgrades to the chain link fence at the tennis courts and along the east side of Ken Lindley Field; remove the chain link fence behind the Armory when Public Works moves
- Building Size and Scale**
- Encourage scale consistent with existing structures and styles
  - Use flat roofs with parapets consistent with historic pattern
  - Additions to existing buildings should be to the rear of the property to maintain the front facade
- Doors and Windows**
- Use replacement doors consistent with the historic pattern (see text)
  - Emphasize vertical orientation on windows, retain historic pattern
  - Preserve original steel windows in the Old Armory; replace metal windows in the Smoki Complex
  - Encourage steel for replacement doors and windows in the Old Armory; encourage wood for replacement doors and windows in the Smoki Complex
  - Retain use of historic pane design to the greatest degree possible
  - Install single or four-pane windows in the stadium (see text)
  - Discourage aluminum, sliding or horizontal windows throughout the district
- Materials**
- Preserve stone on existing buildings and walls; do not allow stucco or sheathing of any type to cover the exposed stonework
  - Discourage stucco, metal, vinyl or exposed block (with the possible exception of split-faced block) as primary materials
  - Repair exposed concrete on the stadium
  - Encourage stem walls with raised finished floors; face the stem wall with historically appropriate material
- Open Space**
- Maintain park atmosphere, boundaries, buffers and mature landscaping throughout the district
- Other Misc. Elements**
- Preserve historic cast iron street lamps on Washington Street; consider carrying this theme into the district along Arizona Street and the upper parking lot



## Future Projects

- Replace old flagpoles at the front of the Armory; light and fly US and Arizona flags 24 hours a day
- Encourage use of flagstone walks where appropriate
- Improve treatment of facilities required by ADA
- Promote and encourage YCA pilot program for the cemetery
- Keep utilities out-of-site from most places in the district; discourage air conditioning units in roofs or windows visible to the public

## Proximity to Other Land Uses

- Work with ADOT on improvements to north boundary of Citizen's Cemetery
- Improve safety of pedestrian/automobile interface on Arizona Street and upper parking lot; forego six to eight spaces to provide a safer and more attractive entrance to the Old Armory and Ken Lindley Field
- Relocate the Public Works Yard and return the area to public use
- Monitor existing grant projects to reroof the Armory and rehabilitate the stadium
- Work with the City Public Works Department to ensure that any public improvements are compatible with the historic district
- Closely monitor variance and zoning change requests

## Zoning

- Monitor development pressures that could occur from commercial pressures along Gurley and Sheldon Streets
- Retain existing zoning and monitor development in adjacent zones (especially conditional uses)
- Discourage adjacent uses that require a significant increase in automobile traffic and parking
- Disallow incompatible uses in the historic district (see text and tables)

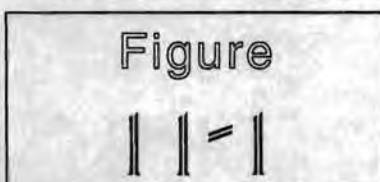
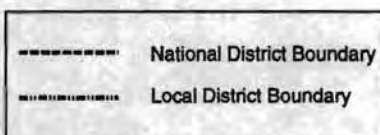
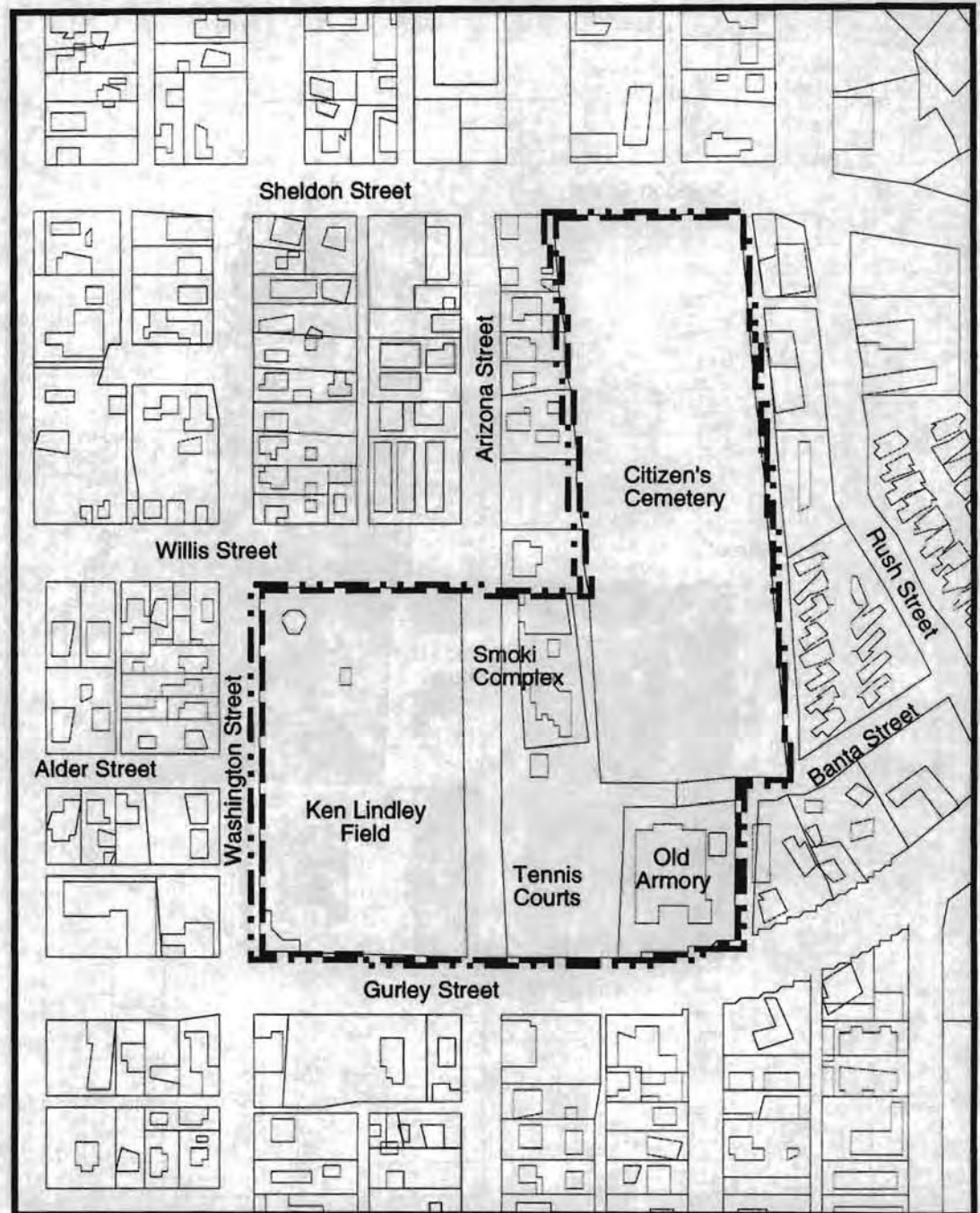
## District Opportunities

- Promote continued use of the Prescott Armory Historic District as a public park edged by compatible and non-intrusive residential and commercial development

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# HISTORIC PRESERVATION MASTER PLAN



**Prescott Armory National Register & Prescott Historic Preservation District District Boundary**  
Not to Scale





# HISTORIC PRESERVATION MASTER PLAN

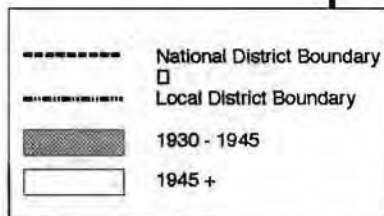
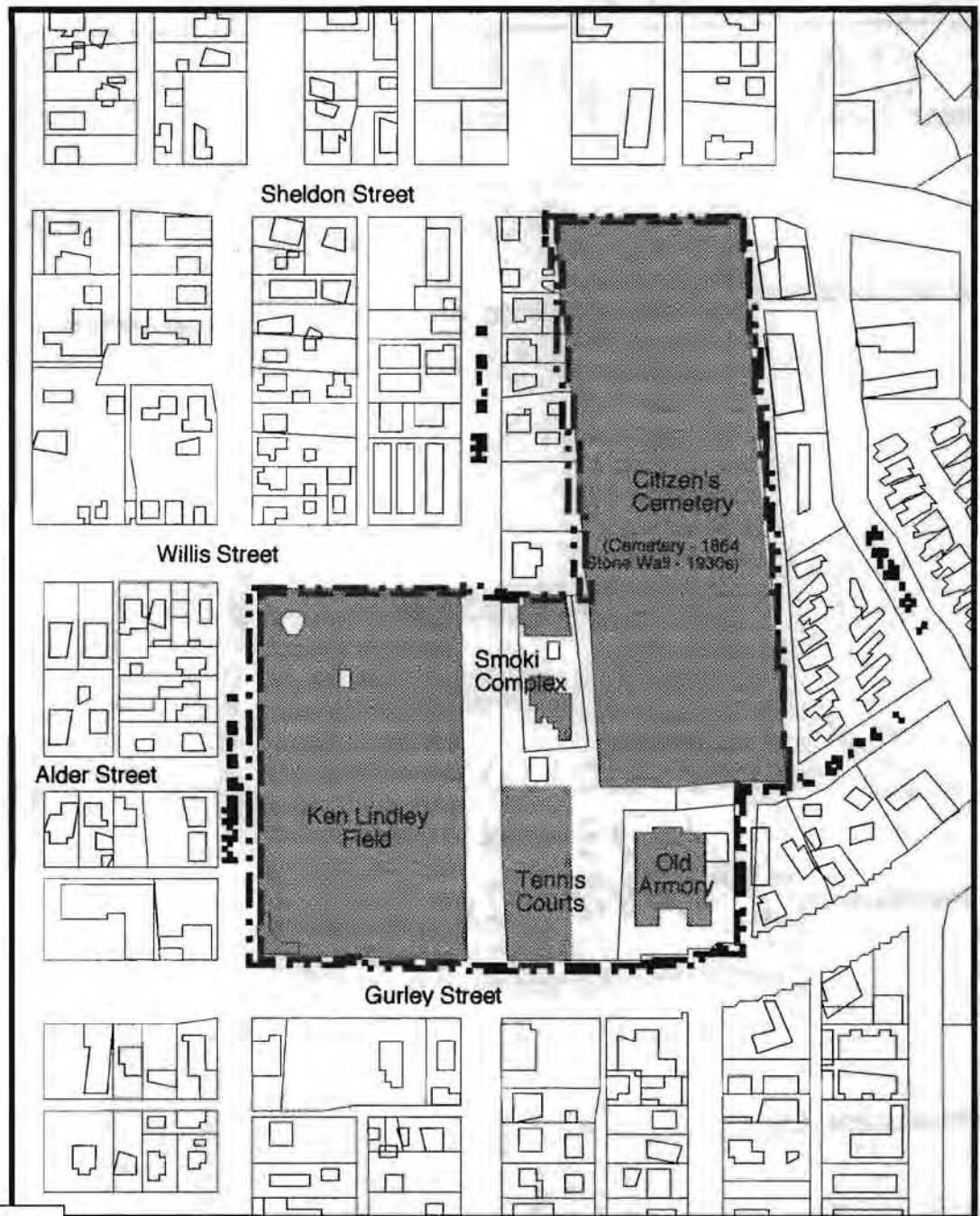
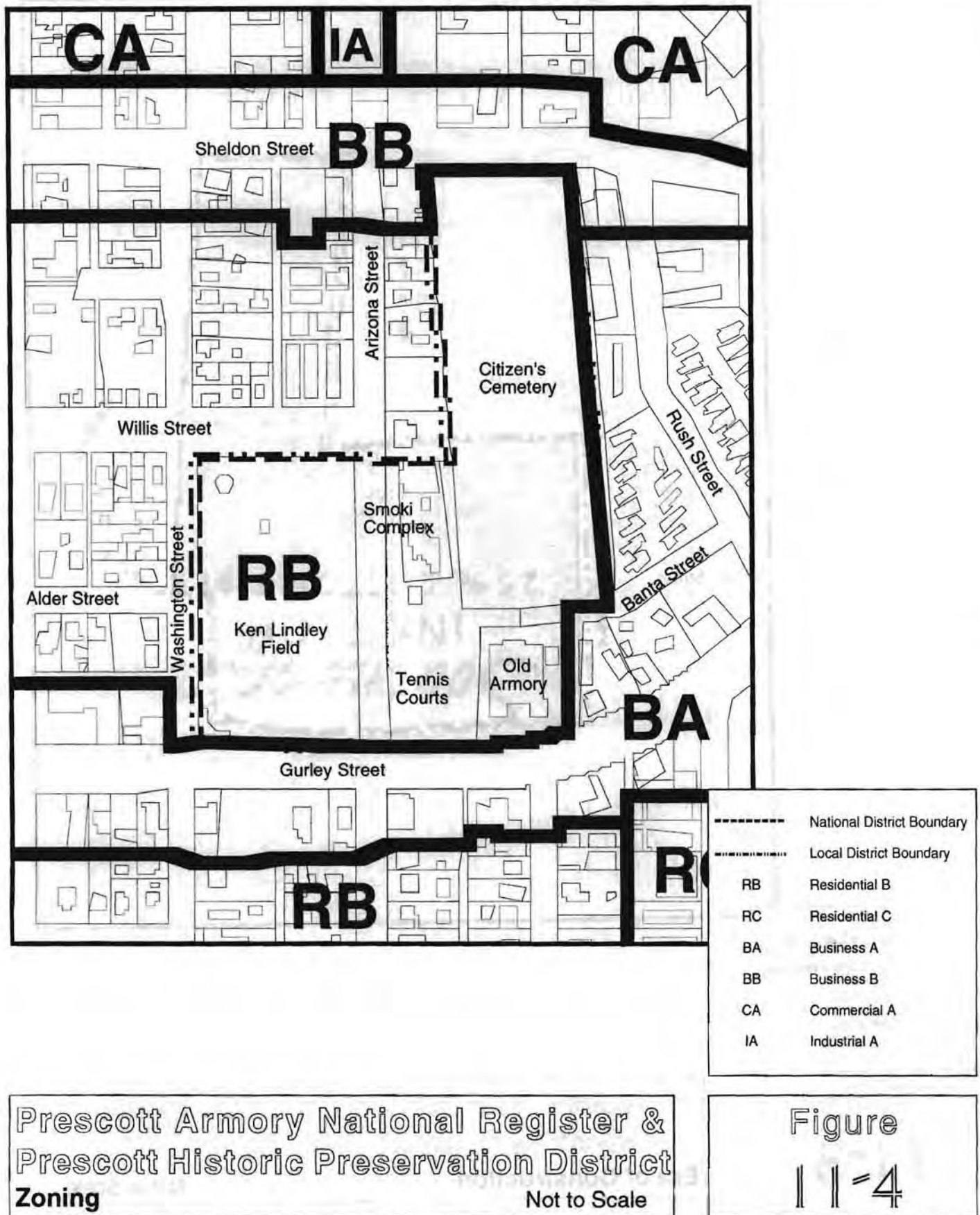


Figure  
11-3

Prescott Armory National Register &  
Prescott Historic Preservation District  
**Era of Construction**  
Not to Scale



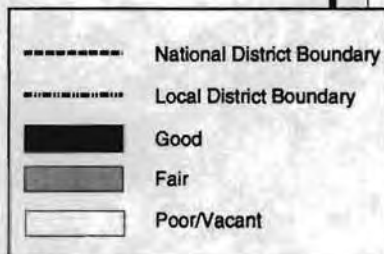
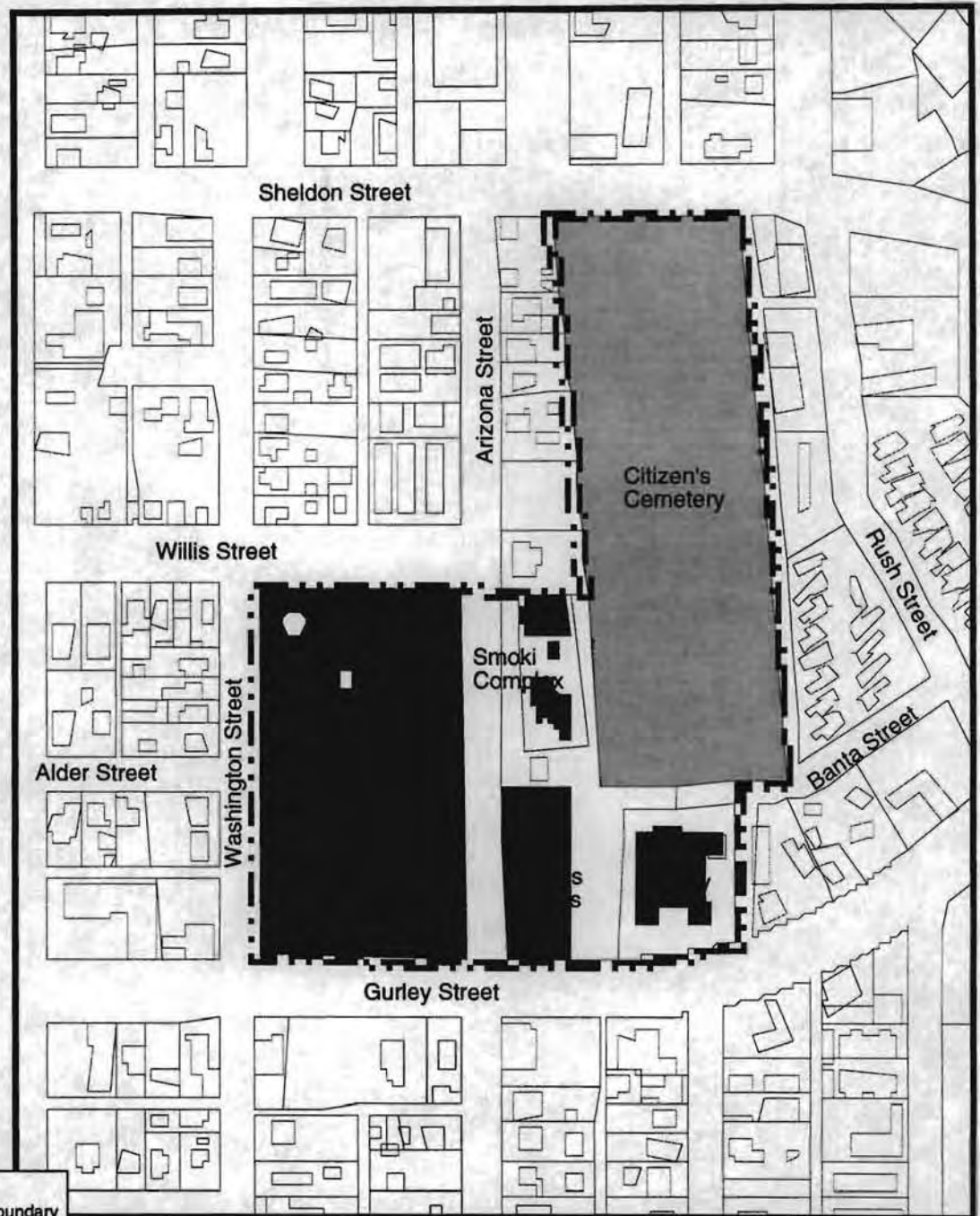


Figure  
11-5

Prescott Armory National Register &  
Prescott Historic Preservation District  
**Historic Integrity**  
Not to Scale